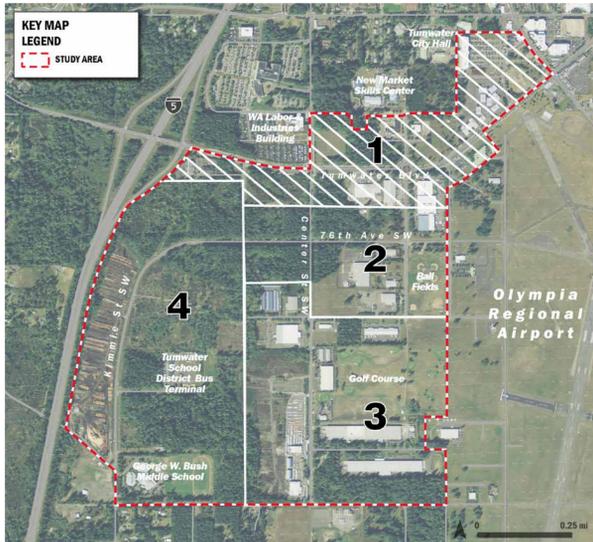
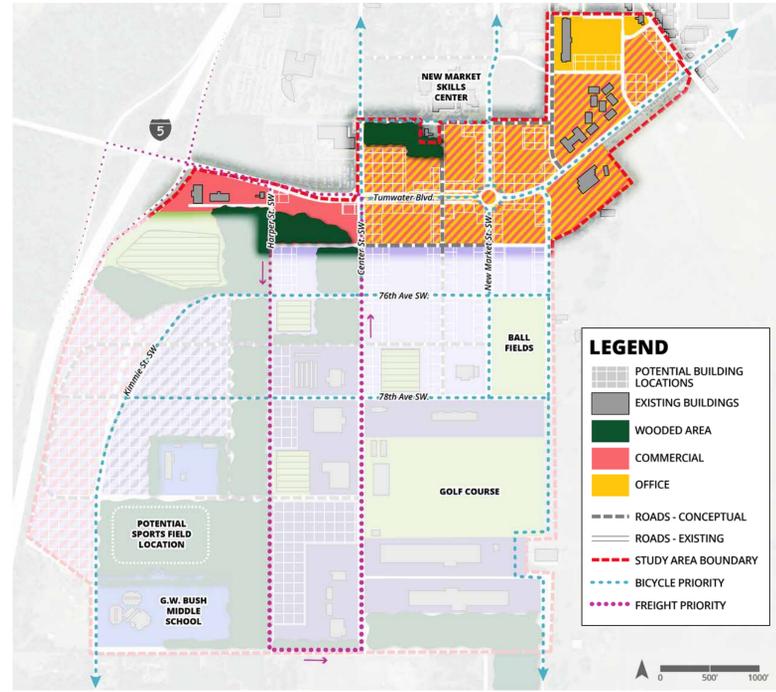
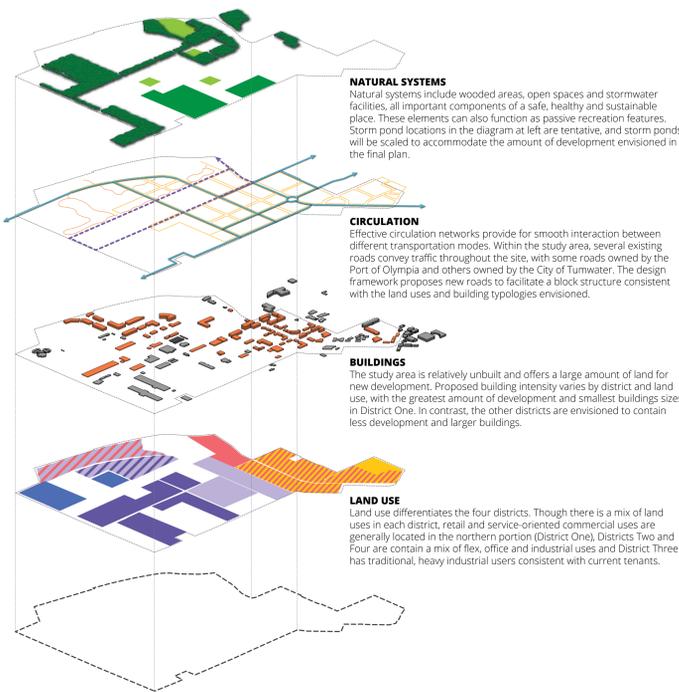


DISTRICT ONE



FRAMING THE SITE

The design framework outlines the structures that shape the study area's design concept. These structures include land use, streets and infrastructure, networks of open spaces and other components of the canvas upon which places are built, as illustrated in the layered diagram to the right. Input from the advisory committee, along with technical analysis from the consultant team, has been formative for the design framework.



A MARKET-INFORMED PROGRAM

The consultant team prepared a detailed market profile that used applicable real estate and economic data to determine the potential to include retail, office industrial and flex uses in the master plan for NMIC/TTC. Demand for retail and office products are detailed below. These figures inform the building program for District One, which is intended to be a retail and services hub with ancillary office uses.



Each real estate sector is mated to a land use category that regulates the size and architectural character of the building; each building type therefore has consistent characteristics that are an important part of the planning process. The images below offer context for building scale relative to projections for demand and absorption.



IMPLEMENTING THE VISION

DESIGN PRINCIPLES

are overarching goals for the design process. They may be used as criteria for the evaluation of the conceptual design framework and as values that guide decision-making during design development.

- CREATE A FRONT DOOR**
 - Provide a brand for Tumwater Town Center and NMIC
 - Make property attractive to a variety of businesses
 - Use urban design to communicate identity
- GENERATE QUICK WINS**
 - Assess short- and long-term development potential
 - Promote shovel-ready development with regional demand
- RETAIN KEY TENANTS & ASSETS**
 - Maintain leases with tenants engaged in valuable, revenue-generating activities
- HARNESS EXISTING ACTIVITY CENTERS**
 - Leverage current activity hubs
 - Emphasize uses compatible with vision for Tumwater Town Center and Port's goals
- CONNECT OPEN SPACES**
 - Promote active lifestyles with ample recreation spaces
 - Use multimodal connections to create an open space network



DESIGN APPROACH

- Provide pedestrian amenities in the form of generous sidewalks, gathering spaces and significant plantings.
- Orient buildings to face Tumwater Boulevard and New Market Street.
- Encourage retail uses on the ground floor, especially at key corners/intersections.
- Minimize setbacks from the street.
- Allow moderate building heights and encourage a vertical mix of office and retail.
- Require ample screenings for surface parking, and ensure that parking lots are located behind the buildings.